

ZONING PERMIT APPLICATION
MANSFIELD PLANNING & ZONING COMMISSION
(See Article XII.C of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # 11-6-1

Complete this page and submit with application fee to the Zoning Agent

1. See attached 1 / 1
- | | | |
|-----------------------------|--|--------------|
| Owners name | Mailing address | Telephone |
| Storrs Center Alliance, LLC | P.O. Box 878, 233 Route 17, Tuxedo, NY 10987 | 845-351-2900 |
2. Education Realty Trust, Inc. / 530 Oak Court Drive, Suite 300, / 901-259-2540
- | | | |
|---|-------------------|-----------|
| Applicants name (if different than owner) | Mailing address | Telephone |
| | Memphis, TN 38117 | |
3. Dog Lane (see attached)
- | | | |
|------------------------------|-----------------|-------------|
| Address of proposed activity | 3.A. NO | 3.B. SC-SDD |
| map block parcel | Scenic Road ??? | Zone |
4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.

See attached.

(5-page Statement of Use submitted on 1-14-11)

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering straits, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.
6. Building plans and/or other information necessary to determine compliance.
7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. <u>[Signature]</u>	Date <u>1-6-11</u>	Comments
Signature of Director of Health		
B. <u>[Signature]</u>	Date <u>6-02-11</u>	Comments
Signature of Inland Wetland Agent		
C. <u>[Signature]</u>	Date <u>6-02-11</u>	Comments
Signature of Town Engineer		

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

Storrs Center Alliance, LLC

<u>[Signature]</u> Owner / Applicants signature	<u>Howard Kaufman</u> Owner / Applicant (printed)	<u>1-11-11</u> Date
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<u>[Signature]</u> Owner / Applicants signature	<u>EDUCATION REALTY TRUST</u> Owner / Applicant (printed)	<u>1/13/11</u> Date
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PERMIT # 11-6-1

- ☒ 1. The application is complete and the applicable fee has been paid. Amount of fee \$14,590.00 + \$60 state
- ☐ 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and san and gravel regulations.
- ☒ 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans. Date and nature of approval: PZC special permit Modification PZC file # 1246
- ☒ 4. The subject lot is an existing lot of record or an approved subdivision lot PZC file # 1246-4
portion phase 1A
- ☒ 5. All known local, State and Federal permits or approvals that apply to the application have been issued, including compliance with the Scenic Road Ordinance and Historic District regulations, if applicable.

The following comments, conditions of approval or reasons for denial apply: The attached 14 Zoning
Permit Conditions of Approval shall be met as indicated unless
modified through written authorization. Any questions about these
conditions should be directed to me, (860-429-3341)

Signature of Zoning Agent _____ Date June 3, 2011
XX

The Town of Mansfield does not publish notice of Permit approvals. In accordance with CGS 8-3(f), the applicant may provide notice of this certification as explained on the attached sheet.

XX

CERTIFICATE OF ZONING COMPLIANCE # _____

The structure/use authorized by the Zoning Permit has been reviewed/inspected.

- ____ 1. The completed work meets all applicable provisions of the Mansfield Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- ____ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- ____ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

The following comments, conditions of approval or reasons for denial apply: _____

Date _____

Storrs Center: Phase 1A and 1B
Zoning Permit Conditions of Approval

Zoning Permit # 11-6-1
June 3, 2011
CBA

1. No work shall begin until the required State Traffic Commission Certificate is issued.
2. During periods of construction, bi-weekly erosion and sediment control monitoring reports shall be submitted to the Zoning Agent and Inland Wetland Agent until disturbed areas are stabilized.
3. Pursuant to Article XI, Section 4.d., no new foundation walls shall be constructed until certification from a licensed land surveyor is received by the Zoning Agent confirming that foundation footings are in approved locations.
4. The current parking area west of the marketplace commercial building shall be blocked off on or before the temporary road opposite Bolton Road is opened for public use.
5. As indicated on Sheet DN-3, final specifications for bus shelters, benches, bicycle racks, refuse/recycling receptacles and other street furniture shall be approved in association with the Village Street Zoning Permit approval.
6. In accordance with Inland Wetland Agency approval requirements, no occupancy permits shall be issued until designated open space areas are deeded to the Town and survey pins are installed and open space markers are placed every fifty (50) to one-hundred (100) feet along the perimeter of the open space areas.
7. No occupancy permits shall be issued until it is demonstrated, to the satisfaction of the Director of Planning and Development, that safe and appropriate vehicular and pedestrian access has been provided.
8. With the noted exception contained in Condition #10 of the 2/9/11 Zoning Permit authorization issued by the Director of Planning, no occupancy permits shall be issued until the parking garage and associated access improvements are constructed and operational.
9. No occupancy permits shall be issued until a copy of executed Common Interest Ownership documents are filed with the Director of Planning and Development. The final documents shall incorporate commitments made in the Zoning Permit application.
10. Prior to the issuance of occupancy permits for building TS-2 in Phase 1B, design plans for the Town Square and site restoration/site enhancement plans for the Phase 1C area now occupied by the Marketplace retail building shall be submitted to the Director of Planning and Development, approved and implemented.
11. In order to confirm the adequacy of parking for the final mix of commercial uses in building TS-2 and ensure compliance with permitted use provisions, no Building Permit shall be issued for Phase 2B until a more specific use breakdown is provided for this building. The Director of Planning and Development needs to confirm that adequate parking will be provided in accordance with the approved Master Parking Study.
12. All designs for commercial storefront areas, including signage, awnings, outdoor seating and other features to enhance the streetscape, shall be submitted for approval by the Director of Planning and Development. Planning and Zoning Commission approval is required for the DL-1 building situated within the PB-2 zone. Individual commercial spaces also need approval from the Eastern Highlands Health District.
13. All material that will be removed from the project area in association with demolition activities shall be deposited in an appropriate location that has been approved for such deposition. All site demolition contractors shall be advised of this requirement.
14. Unless applicable Zoning Regulations are revised, Special Permit approval shall be required for either the sale of alcoholic beverages or live music activity within the Planned Business-2 portion of the project area.